



STATE OF WASHINGTON  
**STATE BUILDING CODE COUNCIL**

May 2018  
Log No. \_\_\_\_\_

**1. State Building Code to be Amended:**

- |  |   |
|--|---|
| <input type="checkbox"/> International Building Code               | <input type="checkbox"/> International Mechanical Code        |
| <input type="checkbox"/> ICC ANSI A117.1 Accessibility Code        | <input type="checkbox"/> International Fuel Gas Code          |
| <input type="checkbox"/> International Existing Building Code      | <input type="checkbox"/> NFPA 54 National Fuel Gas Code       |
| <input checked="" type="checkbox"/> International Residential Code | <input type="checkbox"/> NFPA 58 Liquefied Petroleum Gas Code |
| <input type="checkbox"/> International Fire Code                   | <input type="checkbox"/> Wildland Urban Interface Code        |
| <input type="checkbox"/> Uniform Plumbing Code                     |   |

**Section(s):** R302.3.

**Title:** Two-Family Dwellings

**2. Proponent Name (Specific local government, organization or individual):**

**Proponent:** Quyen Thai (WABO TCD)

**Title:** Plans Examiner III

**Date:** 3/07/2022

**3. Designated Contact Person:**

**Name:** Quyen Thai

**Title:** Plans Examiner III

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**4. Proposed Code Amendment.**

**Code(s):** 2021 International Residential Code      **Section(s):** R302.3

Amend section to read as follows:

R302.3.1 *Dwelling units* in two-family dwellings shall be separated from each other by wall and floor assemblies having not less than a 1-hour fire-resistance rating where tested in accordance with ASTM E119, UL 263 or Section 703.3 of the *International Building Code*. ~~((Fire resistance rated floor/ceiling and wall assemblies shall extend to and be tight against the exterior wall, and wall assemblies shall extend from the foundation to the underside of the roof sheathing.))~~

Exceptions:

1. A fire-resistance rating of 1/2 hour shall be permitted in *buildings* equipped throughout with an automatic sprinkler system installed in accordance with NFPA 13D.

~~June 2, 2022~~ May 9, 2022

2. Where an accessory *dwelling unit* is added within an existing single-family residence to create a two-family *dwelling*, fire rated separation between the accessory *dwelling unit* and the primary *dwelling unit* is not required when all required smoke alarms are interconnected in such a manner that the actuation of one alarm will activate all alarms in both the primary dwelling unit and the accessory *dwelling unit*.

**5. Briefly explain your proposed amendment, including the purpose, benefits and problems addressed.**

The exception further clarifies when two-family dwelling shall be determined and required to have a separation wall and when it may be exempt from the separation requirements of R302.3. The intent has always been for only existing single-family dwelling units to be allowed to add a second dwelling unit for mother-in-law units and not have it counted towards the unit count. This exception further clarifies this exception.

**6. Specify what criteria this proposal meets.** You may select more than one.

- ☒ The amendment is needed to address a critical life/safety need.
- ☐ The amendment clarifies the intent or application of the code.
- ☐ The amendment is needed to address a specific state policy or statute.
- ☐ The amendment is needed for consistency with state or federal regulations.
- ☐ The amendment is needed to address a unique character of the state.
- ☐ The amendment corrects errors and omissions.

**7. Is there an economic impact:**    ☐ Yes    ☒ No

Explain: No additional cost. Would actually allow a reduction in cost without the need to build a fire separation assembly.

Provide your best estimate of the construction cost (or cost savings) of your code change proposal? (See OFM Life Cycle Cost [Analysis tool](#) and [Instructions](#); use these [Inputs](#).)

\$ **0.00** / square foot (For residential projects, also provide \$**200.00** / dwelling unit)

Show calculations here, and list sources for costs/savings, or attach backup data pages

N/A

List any code enforcement time for additional plan review or inspections that your proposal will require, in hours per permit application:

Please send your completed proposal to: [sbcc@des.wa.gov](mailto:sbcc@des.wa.gov)

All questions must be answered to be considered complete. Incomplete proposals will not be accepted.